

ENGINEER'S REPORT
for the
LANDSCAPING & LIGHTING DISTRICT NO. 1984-1
for the
LEVY OF ANNUAL ASSESSMENT
for the
JULY 1, 2006 - JUNE 30, 2007 FISCAL YEAR



CITY OF SAN RAMON
Contra Costa County, California

ENGINEER'S REPORT
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ENGINEER'S REPORT
LANDSCAPING & LIGHTING DISTRICT NO. 1984-1
(Pursuant to the Landscaping & Lighting Act of 1972)

CERTIFICATION OF FILING

Maria Robinson, Engineer of Work of Assessment District No. 1984-1, City of San Ramon, Contra Costa County, California, makes this report, as directed by the City Council. The San Ramon Landscaping & Lighting Assessment District No. 1984-1 is intended to provide Landscaping & Lighting improvements within certain incorporated limits of the City and to levy and collect assessments sufficient to pay for those improvements. This report is to re-establish the assessment district and to levy the assessment for fiscal year July 1, 2006 - June 30, 2007.

The improvements which are the subject of this report are briefly described as follows:

The installation of landscaping, public lighting facilities and facilities appurtenant thereto or which are necessary or convenient for their maintenance or servicing, and the maintenance or servicing of the foregoing.

The improvements for FY 2006/07 will include servicing or maintenance, or both, of existing public lighting facilities and certain landscaping, and the installation of new street lights and/or landscaping within the budgeted limits.

The undersigned respectfully submits the enclosed Engineer's Report as directed by the City Council.


Dated: April 11, 2006

By:


Maria Robinson, District Engineer


Joyce Fukuda, P.E. Engineering Services Director

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment roll and Assessment Diagram thereto attached, was filed with me on the 11th day of April, 2006.


Patricia Edwards, City Clerk
City of San Ramon
Contra Costa County, California

ENGINEER'S REPORT
LANDSCAPING & LIGHTING DISTRICT NO. 1984-1
(Pursuant to the Landscaping & Lighting Act of 1972)

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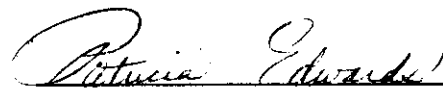
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Dated: April 11, 2006

By: 
Maria Robinson, District Engineer

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment roll and Assessment Diagram thereto attached, was filed with me on the 11th day of April, 2006.


Patricia Edwards, City Clerk
City of San Ramon
Contra Costa County, California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of San Ramon, California, on the 11th day of July, 2006.

Patricia Edwards, City Clerk
City of San Ramon
Contra Costa County, California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was filed with the County Auditor of the County of Contra Costa on the 10th day of August, 2006.

Patricia Edwards, City Clerk
City of San Ramon
Contra Costa County, California

ENGINEER'S REPORT
for
LANDSCAPING & LIGHTING DISTRICT NO. 1984-1
for the
LEVY OF ANNUAL ASSESSMENT
for the
July 1, 2006 – June 30, 2007 FISCAL YEAR

I. INTRODUCTION

The City of San Ramon Landscaping & Lighting District No.1984-1 (District) was formed in 1984 in accordance with the Landscaping and Lighting Act of 1972 (Streets and Highways Code Section 22500 et seq).

The District has been reestablished each year thereafter. On November 5, 1996, California voters approved Proposition 218, entitled the "Right to Vote on Taxes Act," which added Articles XIII C and XIII D to the California Constitution. Proposition 218 established new procedural requirements for the formation and administration of assessment districts. The City of San Ramon has taken the necessary steps to ensure that Landscaping & Lighting District No. 1984-1 is compliant with Proposition 218.

Per Section 22622 of the Streets and Highways Code, the City Council of the City of San Ramon adopted Resolution No. 2006-34 on February 28, 2006 which ordered the District Engineer to prepare and file an Engineer's Report for fiscal year 2006/07 and described new improvements for the District. Resolution No. 2006-34 is included in Appendix A.

II. DISTRICT PURPOSE AND SERVICE LEVELS

The Landscaping & Lighting District No.1984-1 (District) provides for the maintenance of street landscaping and lighting. During FY 2004/05 the level of service was revised from FY 2003/04 to remove from the District park maintenance, since park maintenance is solely funded by the City's General Fund and not by the District assessment collected. The District provides the following service levels:

Street Landscaping and Lighting

1. Provide horticultural care to all improved landscaped areas: weekly mowing of turf areas, weekly edging of turf areas, annual tree pruning, fertilization five times a year, annual aeration, and dethatching of turf areas.
2. Provide a high level of maintenance including: weed abatement, trash and debris pickup along City streets and in improved landscaped areas.
3. Provide weed abatement of all non-landscaped medians and public right-of-way.

4. Replace dead and dying plants and improve the appearance of landscaped areas.
5. Provide tree pruning service for ongoing maintenance of trees.
6. Maintain exterior Bouquet Canyon soundwalls by replacing rocks whenever necessary.
7. Maintain the San Ramon Transit Center, including landscaping and lighting.
8. Provide maintenance and electric service for street lighting.
9. Quarterly review of street lights for outage.
10. Provide safety training and necessary safety equipment and clothing to create a safe working environment.

III. ASSESSMENT DISTRICT DIAGRAM

The Assessment District Diagram (Appendix C) delineates the assessment district boundary and the assessment zones. The District is organized into seventeen zones; two general maintenance zones (Zones 1 and 2) and fifteen special zones (Zones 3 through 17). The District Engineer and Engineer of Work, hereby finds that the properties within each special zone receives approximately equal special benefit from the work and improvements within that special zone. The zones are:

| | |
|---------|--|
| Zone 1 | Lighting (excluding Dougherty Valley) ¹ |
| Zone 2 | Landscaping (excludes Bishop Ranch) ² |
| Zone 3 | Canyon Lakes |
| Zone 4 | Vista San Ramon |
| Zone 5 | Summerwood Loop |
| Zone 6 | West Branch |
| Zone 7 | Bent Creek |
| Zone 8 | Deerwood |
| Zone 9 | Country View |
| Zone 10 | Old Ranch Estates |
| Zone 11 | Village Parkway |
| Zone 12 | El Nido |
| Zone 13 | Crown Ridge |
| Zone 14 | Four Oaks/Stevens |
| Zone 15 | Circle E |
| Zone 16 | Thomas Ranch |
| Zone 17 | Henry Ranch |

1 Zones 1 & 2 exclude the Dougherty valley area in accordance with the annexation agreement with the City. The County Service Area M-29 provides for the landscaping and lighting costs associated with Dougherty Valley.

2 Zone 2 excludes the Bishop Ranch area in accordance with the annexation agreement with the City. The agreement stipulates that Zone 2 landscaping costs will not be levied on Bishop Ranch because Sunset Development maintains Bishop Ranch landscaping at its own expense.

IV. PLANS AND SPECIFICATIONS FOR IMPROVEMENTS

The description and location of existing and proposed new improvements that are or will be maintained by the District during FY 2006/07 are as follows:

Existing Improvements

1. Zone 1 Lighting
A listing of street light locations for Zone 1 is on file with the Public Services Department.
2. Zones 2 through 17 Landscaping and Special Zones
Refer to Appendix B and Appendix C. Landscaped areas are color coded for each zone.

Proposed New Improvements

The following are proposed new improvements for FY 2006/07. These improvements are installed either by the City as capital improvement projects or by developers in accordance with their development conditions of approval. In the latter category, the development conditions of approval and the approved final map designate those landscaped areas to be maintained by the City. All other landscaped areas remain under private maintenance. In the event that a private property owner(s)/developer(s) want to transfer landscaped maintenance responsibilities to the City for privately maintained areas adjacent to the public right-of-way, they shall conform to the guidelines in Appendix B.

1. Citywide Landscaping Assessment Zone

A. Arterial Roadway Landscaping:

1. Alcosta Boulevard Eastside landscaping approximately 350 feet north of Pine Valley Road to 450 feet south of Estero Drive.
2. Tareyton Avenue Eastside landscaping approximately 55 feet north on Pine Valley Road for a distance of approximately 250 feet.

V. DISTRICT FUNDING

The District is funded through three (3) funding sources:

1. Zones 1 and 2 Assessment

The assessment is collected on the property tax rolls from certain property owners within the City of San Ramon. It was confirmed by a majority vote through Measure K during the November 1996 election. Measure K provided for a continuation of a \$53 per single family unit per year for Zones 1 & 2 through June 1998, with an increase to \$59 per single family unit per year beginning July 1, 1998 and for each year thereafter.

2. Special Zone Assessments (Zones 3 - 17)

The special zone assessments are also collected on the property tax rolls from property owners within each special zone. The funds for each special zone can only be used for the purpose of maintaining or improving the zone from which they are collected. In addition, any funds that are not used in any given year must be carried over to the next year.

VI. ZONE 1 AND 2 ASSESSMENT INCREASE

During the FY 2005/06 budget planning cycle it was identified that the Citywide zones had expenditure levels that were exceeding the \$59 per unit per year assessment limit that was set in 1996. On November 22, 2005, the City Council approved Resolution No. 2005-151 Authorizing a Public Information Program Regarding Funding for the City Lighting and Landscape Assessment Districts. Two firms, the Lew Edwards Group and Fairbanks, Maslin, Maulin & Associates, selected by the Finance Committee and City staff, conducted some opinion based research and presented the results to the Finance Committee at a meeting held on October 19, 2005. The results of the research concluded that a \$20 per unit per year increase to the existing Citywide assessment would be favorable.

In accordance with Proposition 218, the City has conducted a mailed ballot election for the proposed Zone 1 and Zone 2 assessment increase. The election approved the assessment for FY 2006/07 at \$79 per unit per year which includes an annual increase based on the Consumer Price Index not to exceed 2%.

The Citywide assessment of \$59 per unit per year allocated \$19 to Citywide street lighting and \$40 to Citywide landscaping. With the \$20 increase, these assessments increase proportionately such that the increase to the street lighting assessment will be \$6 per unit per year, for a total of \$25; the increase to the landscaping assessment will be \$14 per unit per year, for a total of \$54. There are a total of 34 parcels that are assessed only for Citywide street lighting, which are generally the parcels within the Bishop Ranch area. Bishop Ranch is responsible for maintaining their roadway landscaping at their cost in accordance with the annexation agreement with the City.

Maximum Assessment Rate Increases

The maximum assessment rate of \$79 is in FY 2006-07 dollars. Each year thereafter the maximum assessment rate may be increased based upon an allowance for a maximum of a 2% CPI increase each fiscal year which is based upon the San Francisco Bay Area All Urban Consumers as of June 2006.

VII. ASSESSMENT METHODOLOGY

Assessments are allocated in accordance with the Benefit Methodology included in Appendix D and the following Assessment Methodology. Within the zones, the assessment is determined by the use of the land, the size of the parcel, and the intensity of use of the parcel. Land use is classified as either (1) residential, (2) industrial, or (3) commercial and institutional. Within these use classifications an estimate of benefit is derived by considering the amount of lighting provided, the number of

pedestrians generated by the land use, and the enhancement of the security and beauty of the property. The benefits of a single family home provide the base for "unit" (proportion) calculations. In other words, a single family home's unit factor is one (1.0). The unit factor for other land uses is proportional to the benefit each parcel receives relative to a single family home. Uses that involve more people have higher unit factors, uses that have less frontage have lower unit factors. For example, a condominium's unit factor is 0.75 (because there is less street frontage), while commercial property unit factors range from 4 to 36 (because more people use the property and benefit from the improvements). Please see Appendix E for the full table of street Landscaping & Lighting unit factors.

Once costs are determined, and each parcel's factors are determined, each zone's costs are divided by that zone's factors to determine the cost per factor. Each parcel's factor is then multiplied by the appropriate zone's factor cost(s) to determine that parcel's FY 2006/07 assessment.

Assessment Range

The per unit ranges are determined by estimating the costs for the current year at the time the range is established and dividing the costs by the number of unit factors estimated for that year. This per unit cost becomes the bottom of the range. The top of the range is determined by estimating the costs at the end of a five year period and dividing that number by the number of expected unit factors at that time.

Assessment of Parcels in New Development Areas

For newly developed areas within the City or those areas currently under development units will be assessed if a final map has been recorded and the parcel has been created by the date established by the County Assessor's Office to be included on the Assessment Roll. It shall be the responsibility of the current property owner of each parcel to pay the assessment.

The establishment of the LLAD and its assessment methodology occurred prior to passage of Proposition 218. The provisions of Proposition 218 indicate that all parcels, including those that are owned by any agency (local, state or federal) that benefit from the improvements within the District cannot be exempt from assessments *"unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit."* Proposition 218 also indicates that all existing, new or increased assessments shall comply with the provision of Proposition 218. As a result, the following areas have been revised to make the assessments consistent and current and in conformance with state law.

a) Assessment of public parcels

Public parcels within the District boundaries were not assessed a Citywide LLAD assessment. Staff has identified 126 public parcels, of which 40 will be assessed starting FY 06/07. This includes fire stations, schools (both public and private), and city owned facilities, which will generate approximately \$98,380 in revenue for FY 2006/07. Most significant would be the City, the Redevelopment Agency and the School District. Other

public parcels with less significant assessments include: East Bay Municipal Utility District (EBMUD), Contra Costa County, San Ramon Valley Fire Protection District, California Laborer's Camp, and the US Postal Service. The remaining public parcels are not assessable because they do not contain taxable structures (i.e. open space parcels, parks).

b) Reassignment of Parcel Use Codes

Per the assessment methodology, there are three use categories: residential (single family/multi-family), industrial, and commercial/institutional. Four commercial had been assigned a use code of 29, designating them incorrectly as residential condominiums and resulting in a lower assessment rate (City Hall Complex Area, Crow Canyon Office Park, Canyon Lakes Dental Center, and the San Ramon Regional Medical Center Office Complex). Starting FY 06/07 these areas will be reassigned with the appropriate use codes to designate them correctly as commercial/institutional sites.

c) Assessment of churches

All church parcels within the City (total of 6) have been assessed half of their total assessment. Starting in FY 06/07, church parcels will be assessed their full assessment amount which is consistent with the use code of 71 (Church).

VIII. AN ESTIMATE OF IMPROVEMENT COSTS

Charts beginning on the following pages provide a summary of the FY 2004/05 actual costs, the FY 2005/06 budget amount, estimated FY 2005/06 projected year end balances by zone, and the proposed budgets for street lighting, landscaping, and administration for FY 2006/07. The FY 2006/07 proposed budget for the Landscaping & Lighting District is \$2,946,856. A General Fund supplement will not be necessary with the new assessment rate of \$25 per unit per year for Citywide lighting assessment and \$54 per unit per year for Citywide landscaping assessment. The distribution of costs between assessable properties is determined by the Assessment Method described in Section VII of this report.

IX. ASSESSMENT ROLL

The following is a summary of information included in the Assessment Roll, that because of its bulk, is filed separately with the City Clerk. According to the Landscaping and Lighting Act, the information must include a listing of all parcels of land within the assessment district. Each parcel must be listed by its distinctive designation, a description of the parcel, and the proposed assessment on the parcel in proportion to the estimated benefit it receives from the improvement. This is done in the following format:

| Property Description <u>(Assessor's Parcel #)</u> | Property Description <u>(Assessor's Description)</u> | FY 2006/07 <u>Assessment</u> |
|--|---|---------------------------------|
|--|---|---------------------------------|

Total Assessment: \$2,843,033

The lines and dimensions of each parcel are as shown on the maps of the County Assessor of the County of Contra Costa, which by reference is hereby made a part of this report.

| | Zone 1 | Zone 2 | Zone 3 | Zone 4 | Zone 5 | Zone 6 | Zone 7 | Zone 8 | Zone 9 | Zone 10 |
|--|----------------|-----------------------------|------------------|-----------------|-----------------|------------------|------------------|-----------------|-----------------|-------------------|
| | Lighting | Total City-Wide Landscaping | Canyon Lakes | Vista San Ramon | Summerwood Loop | West Branch | Bent Creek | Deerwood | Country View | Old Ranch Estates |
| FY 2004-2005 Actual | | | | | | | | | | |
| Fund Balance | | | \$240,272 | \$34,473 | \$34,481 | \$185,490 | \$253,841 | \$82,548 | \$12,398 | \$23,227 |
| Operating Expenditures | | | | | | | | | | |
| Personnel | 52,141 | 196,977 | 45,217 | 5,560 | 9,658 | 26,890 | 27,955 | 19,900 | 4,875 | 8,090 |
| Contract Services | 387,653 | 434,221 | 213,931 | 15,998 | 34,875 | 185,305 | 155,608 | 20,778 | 15,438 | 21,019 |
| Materials & Supplies | 15,265 | 15,964 | 4,257 | 1,365 | 739 | 6,469 | 3,774 | | 2,506 | 690 |
| Other Costs | 72,241 | 102,008 | 41,840 | 3,641 | 7,159 | 34,733 | 29,757 | 6,461 | 3,625 | 4,733 |
| Administration & Overhead | | | | | | | | | | |
| Total Operating Expenditures | 527,300 | 749,170 | 305,245 | 26,564 | 52,231 | 253,397 | 217,094 | 47,139 | 26,444 | 34,532 |
| Revenues & Earnings | | | | | | | | | | |
| Interest Earnings (Expense) | | | | | | | | | | |
| General Fund Contribution | 80,434 | 20,597 | 5,169 | 655 | 718 | 3,448 | 4,644 | 1,553 | 207 | 524 |
| City-Wide Zone Transfers In (Out) | | (198,435) | 79,021 | 3,083 | 692 | 48,395 | 19,275 | 12,203 | 6,846 | 1,167 |
| Miscellaneous Revenue | | 54,165 | | | | | | | | |
| Assessment Revenue Collected | 446,866 | 872,843 | 278,651 | 24,955 | 56,835 | 221,113 | 192,100 | 37,359 | 18,400 | 37,400 |
| Total Revenues & Earnings | 527,300 | 749,170 | 362,841 | 28,693 | 58,245 | 272,956 | 216,019 | 51,115 | 25,453 | 39,091 |
| Designated Fund Balances | | | | | | | | | | |
| Capital Projects | | | | | | | | | | |
| Beginning Balance | | | | | | | | | | |
| Contribution to | | | | | | | | | | |
| (Use of) | | | | | | | | | | |
| Estimated Ending Balance at 6/30/05 | | | \$297,868 | \$36,602 | \$40,495 | \$185,049 | \$252,766 | \$86,524 | \$11,407 | \$27,786 |

| | Zone 11 | Zone 12 | Zone 13 | Zone 14 | Zone 15 | Zone 16 | Zone 17 |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| | Village Parkway | El Nido | Crown Ridge | Four Oaks | Circle E | Thomas Ranch | Henry Ranch |
| FY 2004-2005 Actual | | | | | | | |
| Fund Balance | \$51,820 | \$41,027 | \$61,934 | \$17,510 | \$44,121 | \$16,235 | \$20,920 |
| Operating Expenditures | | | | | | | |
| Personnel | 2,738 | 2,679 | 7,015 | 2,679 | 1,236 | 1,108 | 1,241 |
| Contract Services | 12,480 | 4,168 | 53,059 | 3,727 | | 4,677 | 15,051 |
| Materials & Supplies | 425 | 207 | 2,527 | | | | |
| Other Costs | 2,485 | 1,120 | 9,944 | 1,018 | 196 | 919 | 2,588 |
| Administration & Overhead | | | | | | | |
| Total Operating Expenditures | 18,128 | 8,174 | 72,545 | 7,424 | 1,432 | 6,704 | 18,880 |
| Revenues & Earnings | | | | | | | |
| Interest Earnings (Expense) | 1,011 | 832 | 1,472 | 369 | 1,011 | 691 | 528 |
| General Fund Contribution | | | | | | | |
| City-Wide Zone Transfers In (Out) | 4,693 | 2,116 | 12,029 | 1,922 | 371 | 1,735 | 4,887 |
| Miscellaneous Revenue | 18,684 | 12,324 | 80,080 | 8,614 | 16,065 | 23,580 | 22,440 |
| Assessment Revenue Collected | | | | | | | |
| Total Revenues & Earnings | 24,388 | 15,272 | 93,581 | 10,905 | 17,447 | 26,006 | 27,855 |
| Designated Fund Balances | | | | | | | |
| Capital Projects | | | | | | | |
| Beginning Balance | | | | | | | |
| Contribution to | | | | | | | |
| (Use of) | | | | | | | |
| Estimated Ending Balance at 6/30/05 | \$57,880 | \$48,125 | \$82,970 | \$20,991 | \$60,136 | \$35,537 | \$29,895 |

| | Zone 1 | Zone 2 | Zone 3 | Zone 4 | Zone 5 | Zone 6 | Zone 7 | Zone 8 | Zone 8 | Zone 10 |
|--|----------------|-----------------------|------------------|-----------------|-----------------|------------------|------------------|-----------------|-----------------|-------------------|
| | Lighting | City-Wide Landscaping | Canyon Lakes | Vista San Ramon | Summerwood Loop | West Branch 1 | Bent Creek | Deerwood | Country View | Old Ranch Estates |
| FY 2005-2006 Projected | | | | | | | | | | |
| Fund Balance | | | \$297,868 | \$36,602 | \$40,495 | \$185,049 | \$252,766 | \$86,524 | \$11,407 | \$27,786 |
| Operating Expenditures | | | | | | | | | | |
| Personnel | 27,404 | 236,155 | 46,149 | 1,170 | 9,471 | 63,955 | 27,246 | 26,839 | 3,508 | 8,560 |
| Contract Services | 403,000 | 436,229 | 254,476 | 22,695 | 35,286 | 176,263 | 209,650 | 27,950 | 20,350 | 32,564 |
| Materials & Supplies | 24,000 | 34,100 | 21,850 | 1,400 | 675 | 18,650 | 9,150 | 1,200 | 1,500 | 1,050 |
| Other Costs | | | | | | | | | | |
| Administration & Overhead | 66,080 | 93,349 | 28,071 | 2,534 | 4,294 | 19,930 | 22,513 | 4,343 | 2,375 | 4,201 |
| Total Operating Expenditures | 520,484 | 799,833 | 350,546 | 27,799 | 49,726 | 278,798 | 268,559 | 60,332 | 27,733 | 46,375 |
| Revenues & Earnings | | | | | | | | | | |
| Interest Earnings (Expense) | | | | | | | | | | |
| General Fund Contribution | 66,061 | 195,289 | | | | | | | | |
| City-Wide Zone Transfers In (Out) | | (303,816) | 116,075 | 5,883 | 1,313 | 70,020 | 36,525 | 17,961 | 9,819 | 2,621 |
| Miscellaneous Revenue | | 9,000 | | | | | | | | |
| Assessment Revenue Collected | 454,423 | 899,360 | 270,909 | 24,955 | 56,835 | 220,850 | 192,100 | 43,125 | 18,400 | 39,440 |
| Total Revenues & Earnings | 520,484 | 799,833 | 386,984 | 30,838 | 58,148 | 290,870 | 228,625 | 61,086 | 28,219 | 42,061 |
| Designated Fund Balances | | | | | | | | | | |
| Capital Projects | | | | | | | | | | |
| Beginning Balance | | | | | | | | | | |
| Contribution to (Use of) | | | | | | 30,000 | | | | |
| Estimated Ending Balance at 6/30/06 | | | \$334,306 | \$39,441 | \$48,917 | \$167,121 | \$212,832 | \$87,278 | \$11,893 | \$23,472 |

1 \$30,000 allocated for fountain pump repair

| | Zone 11 | Zone 12 | Zone 13 | Zone 14 | Zone 15 | Zone 16 | Zone 17 |
|--|-----------------|-----------------|------------------|-----------------|-----------------|-----------------|-----------------|
| | Village Parkway | El Nido | Crown Ridge | Four Oaks | Circle E | Thomas Ranch | Henry Ranch |
| FY 2005-2006 Projected | | | | | | | |
| Fund Balance | \$57,880 | \$48,125 | \$82,970 | \$20,991 | \$60,136 | \$35,537 | \$29,895 |
| Operating Expenditures | | | | | | | |
| Personnel | 2,042 | 4,756 | 22,068 | 4,061 | 4,788 | 234 | 3,905 |
| Contract Services | 12,840 | 7,570 | 45,315 | 6,604 | 16,529 | 5,525 | 20,075 |
| Materials & Supplies | 850 | 700 | 2,900 | 500 | 1,550 | 650 | 600 |
| Other Costs | | | | | | | |
| Administration & Overhead | 1,614 | 1,022 | 5,784 | 871 | 1,852 | 609 | 1,877 |
| Total Operating Expenditures | 17,346 | 14,048 | 76,067 | 12,036 | 24,719 | 7,018 | 26,457 |
| Revenues & Earnings | | | | | | | |
| Interest Earnings (Expense) | | | | | | | |
| General Fund Contribution | | | | | | | |
| City-Wide Zone Transfers In (Out) | 6,674 | 4,227 | 16,015 | 3,600 | 3,003 | 2,520 | 7,760 |
| Miscellaneous Revenue | | | | | | | |
| Assessment Revenue Collected | 18,723 | 12,324 | 80,080 | 7,738 | 16,065 | 6,580 | 22,848 |
| Total Revenues & Earnings | 25,397 | 16,551 | 96,095 | 11,338 | 19,068 | 9,100 | 30,608 |
| Designated Fund Balances | | | | | | | |
| Capital Projects | | | | | | | |
| Beginning Balance | | | | | | | |
| Contribution to | | | | | | | |
| (Use of) | | | | | | | |
| Estimated Ending Balance at 6/30/06 | \$65,931 | \$50,628 | \$102,998 | \$20,293 | \$54,485 | \$37,619 | \$34,046 |

1 \$30,000 allocated for fountain pump repair

| | Zone 1 | Zone 2 | Zone 3 | Zone 4 | Zone 5 | Zone 6 | Zone 7 | Zone 8 | Zone 9 | Zone 10 |
|--|----------------|-----------------------|------------------|-----------------|-----------------|------------------|------------------|-----------------|-----------------|-------------------|
| FY 2005-2006 Budget | Lighting | City-Wide Landscaping | Canyon Lakes | Vista San Ramon | Summerwood Loop | West Branch 1 | Bent Creek | Deerwood | Country View | Old Ranch Estates |
| Fund Balance | | | \$305,196 | \$39,393 | \$38,089 | \$220,810 | \$274,330 | \$83,953 | \$15,251 | \$32,092 |
| Operating Expenditures | | | | | | | | | | |
| Personnel | 28,780 | 198,040 | 39,392 | 4,771 | 8,117 | 26,400 | 23,245 | 18,615 | 3,313 | 7,468 |
| Contract Services | 440,000 | 478,476 | 296,604 | 26,227 | 46,095 | 209,728 | 258,250 | 35,710 | 25,542 | 45,190 |
| Materials & Supplies | 24,000 | 29,100 | 22,850 | 1,400 | 675 | 18,650 | 6,300 | 1,200 | 1,500 | 1,050 |
| Other Costs | | | | | | | | | | |
| Administration & Overhead | 66,080 | 93,349 | 28,071 | 2,534 | 4,294 | 19,930 | 22,513 | 4,343 | 2,375 | 4,201 |
| Total Operating Expenditures | 558,860 | 798,965 | 386,917 | 34,932 | 59,181 | 274,708 | 310,308 | 59,868 | 32,730 | 57,909 |
| Revenues & Earnings | | | | | | | | | | |
| Interest Earnings (Expense) | | | | | | | | | | |
| General Fund Contribution | | | | | | | | | | |
| City-Wide Zone Transfers In (Out) | 104,437 | 194,421 (303,816) | 116,075 | 5,683 | 1,313 | 70,020 | 36,525 | 17,961 | 9,819 | 2,621 |
| Miscellaneous Revenue | | 9,000 | | | | | | | | |
| Assessment Revenue Collected | 454,423 | 899,360 | 270,909 | 24,955 | 56,835 | 220,850 | 192,100 | 43,125 | 18,400 | 39,440 |
| Total Revenues & Earnings | 558,860 | 798,965 | 386,984 | 30,638 | 58,148 | 290,870 | 228,625 | 61,086 | 28,219 | 42,061 |
| Designated Fund Balances | | | | | | | | | | |
| Capital Projects | | | | | | | | | | |
| Beginning Balance | | | | | | | | | | |
| Contribution to (Use of) | | | | | | 30,000 | | | | |
| Estimated Ending Balance at 6/30/06 | | | \$305,263 | \$35,099 | \$37,056 | \$236,972 | \$192,647 | \$85,171 | \$10,740 | \$16,244 |

1 \$30,000 allocated for fountain pump repair

| FY 2005-2006 Budget | Zone 11 | Zone 12 | Zone 13 | Zone 14 | Zone 15 | Zone 16 | Zone 17 |
|--|------------------------|-----------------|--------------------|------------------|-----------------|---------------------|--------------------|
| | Village Parkway | El Nido | Crown Ridge | Four Oaks | Circle E | Thomas Ranch | Henry Ranch |
| Fund Balance | \$81,829 | \$47,552 | \$83,461 | \$20,248 | \$49,268 | \$17,159 | \$35,191 |
| Operating Expenditures | | | | | | | |
| Personnel | 2,853 | 2,819 | 7,353 | 2,819 | 1,299 | 221 | 1,299 |
| Contract Services | 16,930 | 9,550 | 63,690 | 7,810 | 20,832 | 6,920 | 22,090 |
| Materials & Supplies | 850 | 700 | 2,900 | 500 | 1,550 | 650 | 600 |
| Other Costs | | | | | | | |
| Administration & Overhead | 1,614 | 1,022 | 5,784 | 871 | 1,852 | 609 | 1,877 |
| Total Operating Expenditures | 22,247 | 14,091 | 79,727 | 12,000 | 25,533 | 8,400 | 25,866 |
| Revenues & Earnings | | | | | | | |
| Interest Earnings (Expense) | | | | | | | |
| General Fund Contribution | | | | | | | |
| City-Wide Zone Transfers In (Out) | 6,674 | 4,227 | 16,015 | 3,600 | 3,003 | 2,520 | 7,760 |
| Miscellaneous Revenue | 18,723 | 12,324 | 80,080 | 7,738 | 16,065 | 6,580 | 22,848 |
| Assessment Revenue Collected | | | | | | | |
| Total Revenues & Earnings | 25,397 | 16,551 | 96,095 | 11,338 | 19,068 | 9,100 | 30,608 |
| Designated Fund Balances | | | | | | | |
| Capital Projects | | | | | | | |
| Beginning Balance | | | | | | | |
| Contribution to | | | | | | | |
| (Use of) | | | | | | | |
| Estimated Ending Balance at 6/30/06 | \$64,979 | \$50,012 | \$98,829 | \$19,586 | \$42,803 | \$17,859 | \$39,933 |

1 \$30,000 allocated for fountain pump repair

| | Zone 1 | Zone 2 | Zone 3 | Zone 4 | Zone 5 | Zone 6 | Zone 7 | Zone 8 | Zone 8 | Zone 10 |
|--|----------------|-------------------------|------------------|-----------------|-----------------|------------------|------------------|-----------------|----------------|-------------------|
| | Lighting 1 | City-Wide Landscaping 1 | Canyon Lakes | Vista San Ramon | Summerwood Loop | West Branch | Bent Creek | Deerwood | Country View | Old Ranch Estates |
| FY 2006-2007 Proposed | | | | | | | | | | |
| Fund Balance | | | \$334,306 | \$39,441 | \$48,917 | \$167,121 | \$212,832 | \$87,278 | \$11,893 | \$23,472 |
| Operating Expenditures | | | | | | | | | | |
| Personnel | 32,281 | 130,744 | 133,859 | 7,581 | 18,118 | 77,782 | 55,026 | 22,650 | 12,164 | 18,933 |
| Contract Services | 419,000 | 438,420 | 258,250 | 23,235 | 35,645 | 147,090 | 198,100 | 31,005 | 20,365 | 32,655 |
| Materials & Supplies | 28,000 | 29,330 | 18,320 | 1,910 | 1,255 | 19,550 | 13,650 | 1,740 | 2,120 | 1,435 |
| Other Costs | | | | | | | | | | |
| Administration & Overhead | 86,048 | 121,870 | 37,315 | 2,975 | 5,002 | 22,222 | 24,255 | 5,036 | 3,150 | 4,821 |
| Total Operating Expenditures | 565,329 | 720,364 | 447,744 | 35,701 | 60,020 | 266,644 | 291,031 | 60,431 | 37,799 | 57,844 |
| Revenues & Earnings | | | | | | | | | | |
| Interest Earnings (Expense) | | | | | | | | | | |
| General Fund Contribution | | | | | | | | | | |
| City-Wide Zone Transfers in (Out) | | | | | | | | | | |
| Miscellaneous Revenue | | (309,464) | 134,323 | 5,180 | 1,799 | 64,771 | 26,927 | 18,129 | 11,340 | 3,536 |
| Assessment Revenue Collected | 597,925 | 1,214,136 | 270,909 | 24,955 | 56,835 | 220,850 | 192,100 | 43,125 | 18,400 | 39,440 |
| Total Revenues & Earnings | 597,925 | 904,672 | 405,232 | 30,135 | 58,634 | 285,621 | 219,027 | 61,254 | 29,740 | 42,976 |
| Designated Fund Balances | | | | | | | | | | |
| Landscaping Replacement Fund 2 | | 60,095 | | | | | | | | |
| Landscaping Improvement Fund 3 | | 124,213 | | | | | | | | |
| Lighting Improvement Fund 3 | 32,596 | | | | | | | | | |
| Estimated Ending Balance at 6/30/07 | | | \$281,794 | \$33,875 | \$47,531 | \$186,098 | \$140,828 | \$88,101 | \$3,834 | \$8,604 |

1 Administration and Overhead includes Prop 218 election costs
2 Reserve fund for capital materials and equipment replacement. First contribution beginning FY 06/07
3 Funding for new projects/enhancement of existing landscaping and lighting

| | Zone 11 | Zone 12 | Zone 13 | Zone 14 | Zone 15 | Zone 16 | Zone 17 |
|--|-----------------|-----------------|------------------|-----------------|-----------------|-----------------|-----------------|
| | Village Parkway | El Nido | Crown Ridge | Four Oaks | Circle E | Thomas Ranch | Henry Ranch |
| FY 2006-2007 Proposed | | | | | | | |
| Fund Balance | \$65,931 | \$50,628 | \$102,998 | \$20,293 | \$54,485 | \$37,619 | \$34,046 |
| Operating Expenditures | | | | | | | |
| Personnel | 7,180 | 4,089 | 20,100 | 3,329 | 3,790 | 2,354 | 3,937 |
| Contract Services | 12,415 | 6,950 | 45,195 | 6,184 | 21,270 | 5,115 | 19,945 |
| Materials & Supplies | 990 | 840 | 3,430 | 640 | 2,165 | 780 | 800 |
| Other Costs | | | | | | | |
| Administration & Overhead | 1,872 | 1,080 | 6,248 | 923 | 2,475 | 750 | 2,244 |
| Total Operating Expenditures | 22,457 | 12,959 | 74,973 | 11,076 | 29,700 | 8,999 | 26,926 |
| Revenues & Earnings | | | | | | | |
| Interest Earnings (Expense) | | | | | | | |
| General Fund Contribution | | | | | | | |
| City-Wide Zone Transfers In (Out) | 6,737 | 3,888 | 15,748 | 3,323 | 2,985 | 2,700 | 8,078 |
| Miscellaneous Revenue | | | | | | | |
| Assessment Revenue Collected | 18,723 | 12,324 | 80,080 | 7,738 | 16,065 | 6,580 | 22,848 |
| Total Revenues & Earnings | 25,460 | 16,212 | 95,828 | 11,061 | 19,050 | 9,280 | 30,926 |
| Designated Fund Balances | | | | | | | |
| Landscaping Replacement Fund ² | | | | | | | |
| Landscaping Improvement Fund ³ | | | | | | | |
| Lighting Improvement Fund ³ | | | | | | | |
| Estimated Ending Balance at 6/30/07 | \$69,334 | \$53,881 | \$123,853 | \$20,278 | \$43,835 | \$37,900 | \$38,046 |

- 1 Administration and Overhead includes Prop 218 election costs
2 Reserve fund for capital materials and equipment replacement. First contribution beginning FY 08/07
3 Funding for new projects/enhancement of existing landscaping and lighting

TABLE 1: ASSESSMENT PER UNIT FACTOR BY SPECIAL ZONE

| ZONE NUMBER | ZONE NAME | UNIT FACTORS | TOTAL ASSESSMENT | PER UNIT 2005-06 | PER UNIT 2006-07 | PER UNIT LIMIT |
|------------------------|--------------------------|-------------------------|-----------------------------|-----------------------------|-----------------------------|---------------------------|
| ZONE 1 | Citywide Street Lighting | 23,902 | \$597,550 | \$19 | \$25 | \$25 |
| ZONE 2 | Citywide Landscaping | 22,469 | \$1,213,326 | \$40 | \$54 | \$54 |
| ZONE 3 | Canyon Lakes | 2,913 | \$270,909 | \$93 | \$93 | \$110 |
| ZONE 4 | Vista San Ramon | 161 | \$24,955 | \$155 | \$155 | \$180 |
| ZONE 5 | Summerwood Loop | 421 | \$56,835 | \$135 | \$135 | \$152 |
| ZONE 6 | Westbranch | 631 | \$220,850 | \$350 | \$350 | \$380 |
| ZONE 7 | Bent Creek | 452 | \$192,100 | \$425 | \$425 | \$445 |
| ZONE 8 | Deerwood | 575 | \$43,125 | \$75 | \$75 | \$115 |
| ZONE 9 | Country View | 184 | \$18,400 | \$100 | \$100 | \$100 |
| ZONE 10 | Old Ranch Estates | 136 | \$39,440 | \$290 | \$290 | \$380 |
| ZONE 11 | Village Parkway | 237 | \$18,723 | \$79 | \$79 | \$110 |
| ZONE 12 | El Nido | 158 | \$12,324 | \$78 | \$78 | \$125 |
| ZONE 13 | Crown Ridge | 104 | \$80,080 | \$770 | \$770 | \$1,000 |
| ZONE 14 | Four Oaks | 53 | \$7,738 | \$146 | \$146 | \$175 |
| ZONE 15 | Circle E | 153 | \$16,065 | \$105 | \$105 | \$300 |
| ZONE 16 | Thomas Ranch | 140 | \$6,580 | \$47 | \$47 | \$100 |
| ZONE 17 | Henry Ranch | 102 | \$22,848 | \$224 | \$224 | \$375 |

TABLE 2: CUMULATIVE ASSESSMENTS *

| | PER UNIT 2005-06 | PER UNIT 2006-07 | PER UNIT CHANGE |
|---|-----------------------------|-----------------------------|----------------------------|
| Bishop Ranch Properties (Zone 1 only) | \$19 | \$25 | \$6 |
| Canyon Lakes (Zone 1, Zone 2, Zone 3) | \$152 | \$172 | \$20 |
| Vista San Ramon (Zone 1, Zone 2, Zone 4) | \$214 | \$234 | \$20 |
| Summerwood Loop (Zone 1, Zone 2, Zone 5) | \$194 | \$214 | \$20 |
| Westbranch (Zone 1, Zone 2, Zone 6) | \$409 | \$429 | \$20 |
| Bent Creek (Zone 1, Zone 2, Zone 7) | \$484 | \$504 | \$20 |
| Deerwood (Zone 1, Zone 2, Zone 8) | \$134 | \$154 | \$20 |
| Country View (Zone 1, Zone 2, Zone 9) | \$159 | \$179 | \$20 |
| Old Ranch Estates (Zone 1, Zone 2, Zone 10) | \$349 | \$369 | \$20 |
| Village Parkway (Zone 1, Zone 2, Zone 11) | \$138 | \$158 | \$20 |
| El Nido (Zone 1, Zone 2, Zone 12) | \$137 | \$157 | \$20 |
| Crown Ridge (Zone 1, Zone 2, Zone 13) | \$829 | \$849 | \$20 |
| Four Oaks (Zone 1, Zone 2, Zone 14) | \$205 | \$225 | \$20 |
| Circle E (Zone 1, Zone 2, Zone 15) | \$164 | \$184 | \$20 |
| Thomas Ranch (Zone 1, Zone 2, Zone 16) | \$106 | \$126 | \$20 |
| Henry Ranch (Zone 1, Zone 2, Zone 17) | \$283 | \$303 | \$20 |
| All Other Areas (Zone 1, Zone 2) | \$59 | \$79 | \$20 |

* Note: Increase in assessment reflect Zone 1 and Zone 2 only. No increases proposed for Zones 3-17.

APPENDIX A

CITY OF SAN RAMON CITY COUNCIL RESOLUTION 2006-34

RESOLUTION NO. 2006-34

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAMON
LANDSCAPING & LIGHTING DISTRICT NO. 1984-1 DESCRIBING NEW
IMPROVEMENTS AND ORDERING THE DISTRICT ENGINEER TO PREPARE
AND FILE AN ENGINEER'S REPORT FOR FISCAL YEAR 2006/07**

WHEREAS, Section 22622 of the Streets and Highways Code requires that the City Council adopt a resolution generally describing any proposed new improvements to be included in determining the annual assessment levied for any assessment district created under the Landscaping and Lighting Act of 1972; and

WHEREAS, Section 22622 further requires that the City Council order the preparation of an Engineer's Report prior to initiating proceedings to fix the annual levy of assessments for any such district.

NOW THEREFORE, BE IT RESOLVED that the District Engineer for the City of San Ramon is hereby designated and directed to prepare an Engineer's Report conforming to the requirements of the Landscaping and Lighting Act of 1972 for the purpose of establishing the appropriate levy of annual assessments for Landscaping & Lighting District No. 1984-1.

BE IT FURTHER RESOLVED, that the City Council directs that the proposed new improvements identified on Exhibit 1 be made part of the Engineer's Report.


PASSED, APPROVED AND ADOPTED on this 28th day of February 2006, by the following vote:

AYES: *Councilmembers Hudson, Livingstone, Rowley and Mayor Wilson*


NOES:

ABSENT: *Councilmember Perkins*

ABSTAIN:


H. Abram Wilson, Mayor

ATTEST:


Patricia Edwards, City Clerk

Attachment:

Exhibit 1: Lighting & Landscaping District 1984-1 - New Improvements

RESOLUTION NO. 2006-34
Exhibit 1

LANDSCAPING & LIGHTING DISTRICT NO. 1984-1
FISCAL YEAR 2006/07 NEW IMPROVEMENTS
TO BE MAINTAINED

I. Citywide Assessment Zone 2

1. Alcosta Boulevard Eastside landscaping approximately 350 feet north of Pine Valley Road to 450 feet south of Estero Drive.
2. Tareyton Avenue Eastside landscaping approximately 55 feet north on Pine Valley Road for a distance of approximately 250 feet.

II. Special Assessment Zones 3 - 17

No additional improvements

APPENDIX B

PLANS AND SPECIFICATIONS FOR IMPROVEMENTS

Appendix B: Plans and Specifications for the improvements

An inventory of the street lights and landscaping within the district are as follows:

Zone 1 - Lighting

A list of street light locations for Zone 1 is on file with the Public Services Department. They are generally located throughout the City with the exception of Dougherty Valley.

Zone 2 - Landscaping

Refer to the map for the general location and extent of improvements. The general nature of the improvements include tree, shrubs, ground cover, turf, annual color, irrigation, decorative lighting and citywide park amenities. These areas exclude Bishop Ranch and the Dougherty Valley.

Zone 3 – Canyon Lakes

Refer to the map for the general location and extent of improvements. The general nature of the improvements include trees, shrubs, ground cover, annual color, irrigation, and one decorative fountain.

Zone 4 – Vista San Ramon

Refer to the map for the general location and extent of improvements. The general nature of the improvements include trees, shrubs, ground cover, annual color, irrigation, and decorative lighting.

Zone 5 – Summerwood Loop

Refer to the map for the general location and extent of improvements. The general nature of the improvements include trees, shrubs, ground cover, annual color, irrigation, and a pathway.

Zone 6 – West Branch

Refer to the map for the general location and extent of improvements. The general nature of the improvements include trees, shrubs, ground cover, annual color, irrigation, two decorative fountains, three gazebos, decorative lighting, pathways, jogging trails, an exterior sound wall maintenance and open space.

Zone 7 – Bent Creek

Refer to the map for the general location and extent of improvements. The general nature of the improvements include trees, shrubs, ground cover, annual color, irrigation, pathways and a creek.

Zone 8 – Deerwood

Refer to the map for the general location and extent of improvements. The general nature of the improvements include trees, shrubs, ground cover, annual color, irrigation, and decorative lighting.

Zone 9 – Country View

Refer to the map for the general location and extent of improvements. The general nature of the improvements include trees, shrubs, ground cover, annual color, irrigation, and decorative lighting.

Zone 10 – Old Ranch Estates

Refer to the map for the general location and extent of improvements. The general nature of the improvements include trees, shrubs, ground cover, annual color, irrigation, decorative lighting and open space.

Zone 11 – Village Parkway

Refer to the map for the general location and extent of improvements. The general nature of the improvements include trees, shrubs, ground cover, annual color, irrigation, and decorative lighting.

Zone 12 – El Nido

Refer to the map for the general location and extent of improvements. The general nature of the improvements include trees, shrubs, ground cover, irrigation, detention basin, a maintenance road and creeks.

Zone 13 – Crown Ridge

Refer to the map for the general location and extent of improvements. The general nature of the improvements include trees, shrubs, ground cover, irrigation, detention basin and a maintenance road.

Zone 14 – Four Oaks

Refer to the map for the general location and extent of improvements. The general nature of the improvements include trees, shrubs, ground cover, irrigation, a detention basin and a maintenance road.

Zone 15 – Circle E

Refer to the map for the general location and extent of improvements. The general nature of the improvements include trees, shrubs, ground cover, irrigation, and a detention basin.

Zone 16 – Thomas Ranch

Refer to the map for the general location and extent of improvements. The general nature of the improvements include trees, shrubs, ground cover and irrigation.

Zone 17 – Henry Ranch

Refer to the map for the general location and extent of improvements. The general nature of the improvements include trees, shrubs, ground cover, irrigation and a vortech water control facility.

APPENDIX C

FY 2006/07 ASSESSMENT DISTRICT DIAGRAM

District Map

APPENDIX D
LANDSCAPING & LIGHTING DISTRICT GUIDELINES

**CITY OF SAN RAMON
LANDSCAPING & LIGHTING DISTRICT GUIDELINES**

**TRANSFER OF LANDSCAPING MAINTENANCE RESPONSIBILITIES FROM PRIVATE
PROPERTY OWNER(S)/DEVELOPERS TO THE CITY OF SAN RAMON FOR AREAS
ADJACENT TO THE PUBLIC RIGHT-OF-WAY**

Because from time to time private property owner(s), homeowners' associations, or developers request that the City assume maintenance of existing private property, it is important to establish procedural guidelines for the assumption of such responsibilities. These guidelines are:

New Development

1. If the owner(s)/developer of a new development wishes to have an area maintained by the City, discussions will be initiated with the City during the planning review process.
2. The owner(s)/developer shall provide area and landscaping information to the City so that the City can develop maintenance cost estimates and the corresponding assessment amount.
3. After the City determines the assessment amount, including an assessment range or inflation factor, the owner(s)/developer shall petition the City in writing to request formation of a Special Landscaping & Lighting District or Special Zone within the existing Landscaping & Lighting District. This petition shall be in conformance with the Right to Vote on Taxes Act (Proposition 218).
4. Following review and confirmation of the petition, the City shall conduct a public hearing and an election of the owner(s) in accordance with the Landscaping and Lighting Act and the Right to Vote on Taxes Act. The public hearing and election shall occur prior to the approval (vesting) of the development with conditions of approval. The assessment may only be levied if there is not a majority protest and a majority of the ballots weighted according to the proportional financial obligation of the affected property, are in favor of the proposal.
5. The owner(s)/developer can proceed to obtain City development approval designating the area(s) to be conveyed to and maintained by the City on appropriate development maps and plans.
6. Properties will be assessed upon final map approval by the City, recordation by the County Recorder's Office, and inclusion of the parcels on the Assessment Roll by the County Assessor's Office. It shall be the responsibility of the current property owner of each parcel to pay the assessment.

7. The owner(s)/developer shall be responsible to disclose the assessment on properties that are sold. If a Homeowners' Association is created within the development, the assessment shall be explained in the CC&R's.
8. The owner(s)/developer shall install irrigation and landscaping in conformance with the approved landscaping plans. The approved plans shall be in accordance with information provided during the development review process and the City of San Ramon's Beautification Guidelines.
9. Following the completion of a minimum one year warranty maintenance period, the City shall accept maintenance of the area.

Existing Developments

1. Discussions with the City for the transfer of maintenance shall be initiated by the property owner(s) or homeowners' association. The owner(s) shall provide available area and landscaping information to the City so that the City can develop any capital and/or maintenance costs and the corresponding assessment amount.
2. Based upon these discussions, the City shall determine an assessment amount which will include an assessment range or inflation factor. The assessment amount shall include the capital costs required to bring the property up to City Beautification Standards, as well as the ongoing maintenance costs. The City may assist in financing these capital improvements through annual installment assessments consistent with the provisions of the Landscaping and Lighting Act.
3. After the City determines the assessment amount, the owner(s) shall petition the City in writing to request formation of a Special Landscaping & Lighting District or Special Zone within the existing Landscaping & Lighting District. This petition shall be in accordance with the Right to Vote on Taxes Act.
4. Following review and confirmation of the petition, the City shall conduct a public hearing and an election of the owner(s) in accordance with the Landscaping and Lighting Act and the Right to Vote on Taxes Act. The assessment may only be levied if there is not a majority protest and a majority of the ballots weighted according to the proportional financial obligation of the affected property, are in favor of the proposal.
5. The owners of the property shall convey title of the property to be maintained (including any existing facilities such as water meters), to the City.
6. Properties will be assessed upon inclusion of the assessment on the County Assessment Roll.

7. Property owners shall be responsible for disclosing the assessment upon the sale of their private property. If there is a Homeowners' Association, the assessment shall be explained in the CC&R's.
8. Properties will be assessed upon inclusion of the parcels on the Assessment Roll by the County Assessor's Office.

BENEFIT METHODOLOGY

According to the Landscaping and Lighting Act, the assessment "may be apportioned by any formula or method which fairly distributes the new amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements" (Streets and Highways Code, Section 22573). Under the Right to Vote on Taxes Act, only special benefits are assessable.

Citywide Assessment

The Citywide assessment was confirmed by a majority vote for Measure K during the November 1996 elections. Measure K provides for a continuation of the \$53 per unit per year Citywide Assessment through June 1998. On July 1, 1998, the Citywide assessment increased to \$59 per unit per year.

The Citywide Assessment provides for street lighting and three categories of landscaping:

Category 1 - Bishop Ranch Area

Landscaping maintenance within the Bishop Ranch area is governed by their annexation agreement to the City of San Ramon.

Category 2 - Arterial Medians

Medians along arterials are the responsibility of the City and will be maintained at a standard determined by the City. Arterials are: Crow Canyon Road, Bollinger Canyon Road (between Crow Canyon Road and Alcosta Boulevard), San Ramon Valley Boulevard, Alcosta Boulevard, Dougherty Road, Village Parkway, Fostoria Way, and Old Ranch Road.

Category 3 - Arterial Roadsides

Roadsides along arterials are the shared responsibility of the City and the adjacent private development. Thirty percent of the cost for arterial roadsides is included within the Citywide Assessment while the remaining seventy percent is included within the special zone assessments described below. This shared responsibility is based upon the following factors:

- a. Enhanced landscaping along arterial roadsides provide special benefit to both the City and the adjacent property owners.
- b. Portions of the landscaped arterial roadside areas were previously maintained by the adjacent development, or private property owners, and were then deeded over to the City for

maintenance.

- c. Arterial roadside landscaping was originally installed as part of the private development.
- d. In some cases, landscaped arterial roadside areas provide special benefit by serving as an entry statement into the private development area.

Confirmation of the Citywide Assessment was based on the methodology as prescribed in the FY 1996/97 Engineer's Report for the City of San Ramon Landscaping & Lighting District 1984-1. As a result, the methodology did not include the assessment of any public agency properties for the Citywide Assessment. Starting in FY 2006/07 public agencies including fire stations, schools (both public and private), churches, and city owned facilities will be assessed using the commercial/institutional methodology. The methodology for nonresidential/commercial/industrial properties remains consistent with the FY 1996/97 Engineer's Report.

Special Zone Assessments

Special zone assessments provide for landscaping and maintenance of landscaping in two categories:

Category 1 - Arterial Roadside

Roadsides along arterials are the shared responsibility of the City and the adjacent private development. The special zone assessments provide for seventy percent of the cost of arterial roadsides.

Category 2 - Other Areas

Public Medians, parkways, public open space and roadsides other than arterial medians and arterial roadsides provide a special benefit to and are the responsibility of the private development adjacent to such landscaping. Therefore all costs associated with these areas are provided by the special zone assessment.

City services for the landscaping or the maintenance of these two categories will be assessed on a benefit basis against properties through the creation of a special zone. The special assessment zone will be defined by either the boundaries of the specific subdivision requesting the maintenance or by the District Engineer who will determine special benefit.

Currently, there are twelve special zones:

1. Special Zone 3 - Canyon Lakes
2. Special Zone 4 - Vista San Ramon
3. Special Zone 5 - Summerwood Loop
4. Special Zone 6 - Westbranch
5. Special Zone 7 - Bent Creek
6. Special Zone 8 - Deerwood
7. Special Zone 9 - Country View
8. Special Zone 10 - Old Ranch Estates

9. Special Zone 11 - Village Parkway
10. Special Zone 12 - El Nido
11. Special Zone 13 - Crown Ridge
12. Special Zone 14 - Four Oaks
13. Special Zone 15 - Circle E
14. Special Zone 16 - Thomas Ranch
15. Special Zone 17 - Henry Ranch

APPENDIX E

STREET LANDSCAPING & LIGHTING UNIT FACTORS

APPENDIX A - STREET LANDSCAPING & LIGHTING UNIT FACTORS

By Land Use and Use Code.

| <u>Land Use</u> | <u>Use Code³</u> | <u>Intensity & Visibility</u> | <u>Pedestrian</u> | <u>Security & Aesthetics</u> | <u>Total</u> |
|---|-----------------------------|-----------------------------------|-------------------|----------------------------------|--------------|
| Single Family | 11-19 | .375 | .25 | .375 | 1.00 |
| Condominium | 29 | .250 | .25 | .250 | .75 |
| Multiple Residential (including hotels, motels) | | | | | |
| Units: | | | | | |
| Two | 21 | .50 | .50 | .50 | 1.50 |
| Three | 22 | .75 | .75 | .75 | 2.25 |
| Four | 23 | 1.00 | 1.00 | 1.00 | 3.00 |
| Five | 24 | 1.25 | 1.25 | 1.25 | 3.75 |
| 6 - 12 | 25 | 2.50 | 2.50 | 2.50 | 7.50 |
| 13 - 24 | 26 | 4.50 | 4.50 | 4.50 | 13.50 |
| 25 - 59 | 27 | 5.00 | 10.00 | 5.00 | 20.00 |
| 60 - 80 | 28 | 8.75 | 17.50 | 8.75 | 35.00 |
| 81 - 100 | 28 | 11.25 | 22.50 | 11.25 | 45.00 |
| 101 - 200 | 28 | 18.75 | 37.50 | 18.75 | 75.00 |
| 201 - 400 | 28 | 37.50 | 75.00 | 37.50 | 150.00 |
| 401 - 600 | 28 | 62.50 | 125.00 | 62.50 | 250.00 |
| 601 - 800 | 28 | 87.50 | 175.00 | 87.50 | 350.00 |
| 801 - 1000 | 28 | 112.00 | 225.00 | 112.50 | 450.00 |
| etc. | etc. | etc. | etc. | etc. | etc. |

Industrial 50 - 59 Assessment based on frontage and total area of the parcel.
Commercial & 30 - 49
Institutional 70 - 79 Please see below.

| (Code 50 - 59 - Frontage Factor plus Area Factor) | | | | |
|---|----------------|-------------------------|-------------------------|----------------|
| <u>Frontage (Ft)</u> | <u>Factors</u> | <u>Parcel Area (SF)</u> | <u>Parcel Area (AC)</u> | <u>Factors</u> |
| 0 - 200 | 4 | 0 - 25,000 | 0.00 - 0.57 | 4 |
| 201 - 500 | 12 | 25,001 - 100,000 | 0.58 - 2.29 | 12 |
| 501 - 1000 | 24 | 100,001 - 250,000 | 2.30 - 5.79 | 24 |
| 1001 or more | 36 | 250,001 or more | 5.80 or more | 36 |

| Commercial and Institutional (Codes 30 - 49 and 70 - 79) - Frontage Factor plus Area Factor) | | | | |
|--|----------------|-------------------------|-------------------------|----------------|
| <u>Frontage (Ft)</u> | <u>Factors</u> | <u>Parcel Area (SF)</u> | <u>Parcel Area (AC)</u> | <u>Factors</u> |
| 0 - 200 | 4 | 0 - 5,000 | 0.00 - .11 | 4 |
| 201 - 500 | 8 | 5,001 - 10,000 | 0.12 - .22 | 8 |
| 501 - 1,000 | 12 | 10,001 - 25,000 | .23 - .58 | 12 |
| 1,001 - 3,000 | 16 | 25,001 - 100,000 | .59 - 2.29 | 16 |
| 3,001 - 5,000 | 24 | 100,001 - 500,000 | 2.30 - 11.49 | 24 |
| 5,001 or more | 36 | 500,001 or more | 11.50 or more | 36 |

³The Use Code is the designation used by the County Assessor's Office to indicate how the land is being used.